

**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Jill Arabe, Assistant Planner
DATE: April 18, 2012

SUBJECT: ENTITLEMENT PLAN AMENDMENT NO. 12-002 (DOWNTOWN SHUTTLE SERVICE EXPANSION AND REMOTE PARKING LOT)

LOCATION: 2000 Main Street, 92648 (southeast corner of Main Street and Yorktown Avenue – City Hall parking lot)

Applicant: City of Huntington Beach, Economic Development Department, 2000 Main Street, Huntington Beach, CA 92648

Property Owner: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

Request: To permit modifications to the remote parking lot and shuttle service program serving the downtown area during summer weekends as approved by Conditional Use Permit No. 2010-009. The modifications consist of expanding the shuttle service program from operating on Tuesday nights during the summer months to operating on a year-round basis and adding 5th Street as a proposed stop for the Tuesday night shuttle route.

Environmental Status: This request is covered by Categorical Exemption, Section 15304, Class 4, California Environmental Quality Act.

Zone: PS (Public - Semipublic)

General Plan: P (Public)

Existing Use: Civic Center

RECOMMENDATION: Staff recommends approval of the proposed project based upon the following findings:

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15304 of the CEQA Guidelines, because the project consists of a minor temporary use of land with negligible effects on the environment.

SUGGESTED FINDINGS FOR APPROVAL – ENTITLEMENT PLAN AMENDMENT NO. 12-002:

1. Entitlement Plan Amendment No. 12-002 for modifications to the operations of an existing remote parking lot and shuttle program serving the downtown area during summer weekends as approved by Conditional Use Permit No. 10-009 will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The proposed modifications consist of expanding the shuttle service program from operating on Tuesday's "Surf City Nights" during the summer months to operating on a year round basis and adding 5th Street as a proposed stop for the Tuesday night shuttle route. Significant impacts related to noise, safety, or traffic are not anticipated because the existing use currently operates without any reported issues and the Civic Center bus stop will remain sufficiently buffered from residential uses by both Lake and Park Streets. No prior complaints were received for the evening operations of the shuttle service or parking lot. Furthermore, feedback from the general public, shuttle riders, and downtown businesses have identified a demand for shuttle service during Tuesday's "Surf City Nights" on a year-round basis. Also, no previous parking conflicts have been reported during Planning Commission meetings on the second and fourth Tuesdays of the month. The public demand for the shuttle service program has not exceeded the amount of parking spaces available at the Civic Center.
2. The entitlement plan amendment will be compatible with surrounding uses because the use will utilize the existing parking lot in substantially the same manner which currently exists. The use will maintain existing operating restrictions, which include limiting hours of operation and providing ongoing monitoring. The use will continue to alleviate peak parking conditions within the downtown area by providing additional parking opportunities and access to the downtown area through the shuttle service.
3. The proposed Entitlement Plan Amendment No. 12-002 will comply with the provisions of the base zoning district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance. No variances are requested. In addition, the proposed changes will continue to be subject to the provisions of Conditional Use Permit No. 10-009 and any additional or revised conditions adopted herein.
4. The granting of the entitlement plan amendment will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Public on the subject property. In addition, it is consistent with the following objective and policy of the General Plan:
 - A. Land Use Element
Objective LU 13.1 Provide for the continuation of existing and development of new uses, such as governmental, administrative, public safety, human service, cultural, educational, infrastructure, religious, and other uses that support the needs of existing and future residents and businesses.
 - B. Circulation Element
Policy CE 5.1.1 Maintain an adequate supply of parking that supports the present level of demand and allow for the expected increase in private transportation use.

The proposed use will continue to alleviate the downtown parking demand by providing available parking approximately 1.5 miles from the downtown area. The proposed changes to the existing entitlements are minimal and will continue to support the parking needs of the downtown area. City employees are not typically occupying the parking lot at night during proposed shuttle service hours and adequate parking will remain available.

SUGGESTED CONDITIONS OF APPROVAL - ENTITLEMENT PLAN AMENDMENT NO. 12-002:

1. The shuttle route and narrative dated February 27, 2012 shall be the conceptually approved design.
2. The use shall comply with the following:
 - a. All conditions as approved by Conditional Use Permit No. 10-009 shall remain in effect with the exception of Condition No. 2(b).
 - b. All conditions as approved by Entitlement Plan Amendment No. 11-001 shall remain in effect with the exception of Condition No. 2(c) and 2(d).
 - c. On weekdays, the shuttle service shall commence no earlier than 9:00 A.M. and shall terminate by 10:00 P.M.
 - d. On Tuesdays, the shuttle service shall commence no earlier than 5:30 P.M. and shall terminate by 10:00 P.M.
3. EPA No. 12-002 shall become null and void unless exercised within two years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Division a minimum 30 days prior to the expiration date.
4. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/green-building-guidelines-rating>).

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof